

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JULY 12, 2006 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Rami Talleh, Ramona Kohlmann (recording secretary)

MINUTES: June 21, 2006

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2006-010 (BARRAD RESIDENCE)

APPLICANT: Tamera Rooke, CR Carney Architecture, 12841 Newport Avenue,
Tustin, Ca 92780

PROPERTY OWNER: Bernie and Sheila Barrad, 16932 Coral Cay Lane, Huntington
Beach, CA 92649-2911

REQUEST: To permit the construction of a 1,246 sq. ft. second-story addition
and a 48 sq. ft. garage addition to an existing single-family home

LOCATION: 16932 Coral Cay Lane (east side of Coral Cay Lane, east of
Pacific Coast Highway)

PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary emphasizing the suggested modifications to the plans.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as presented in the executive summary. No written or verbal comments were received in response to the public notification.

Mary Beth Broeren, Zoning Administrator, reviewed the project plans. Discussion ensued with staff concerning the existing driveway and the proposed garage.

THE PUBLIC HEARING WAS OPENED.

Tamera Rooke, CR Carney Architecture, 12841 Newport Avenue, Tustin, applicant, asked for the Zoning Administrator's approval.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Ms. Broeren and staff engaged in a discussion concerning compliance with setback requirements and final square footage of the requested addition.

COASTAL DEVELOPMENT PERMIT NO. 2006-010 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of an addition less than 50% of the existing single-family home.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-010:

1. Coastal Development Permit No. 2006-010 for the construction of a 1,246 sq. ft. second-story addition and a 48 sq. ft. garage addition to an existing single-family home with an overall building height of 28 ft. 1 inch, as proposed, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project is conditioned to maintain the existing non-conforming site coverage and complies with all other applicable development regulations, including maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-010:

1. The site plan, floor plans, and elevations received and dated June 6, 2006, shall be the conceptually approved design with the following modifications:
 - a. The site plan on Sheet A-1 shall be revised to depict the patio cover located at the rear of the site.
 - b. The lot coverage calculation on Sheet A-1 shall be revised to include all second story overhangs and patio covers.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:37 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, JULY 19, 2006 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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